



**Planning Board Regular Meeting**  
Monday September 28, 2020 - 7:00 PM  
502 Southtown Circle, Rolesville, NC 27571

### **Notice:**

**The public hearings set for this evening's agenda may draw a level of public attendance above what the Town can reasonably accommodate given current COVID-19 constraints. The Town will continue to follow current public meeting policy with the following additional precautions:**

- The Community Center has a safety capacity of 18 persons.
- Speakers for each of the public hearings will be limited to a maximum of ten (10) speakers in favor and ten (10) speakers in opposition. Each speaker will have a time limit of three (3) minutes.
- Admission to the Community Center (and sign-ups to speak during the public hearings) will begin at 6:45 p.m. Seating and meeting sign-up will be on a first-come first-served basis. Adhere to social distancing if waiting for meeting sign-up.
- If you are signed-up to speak, you may be required to wait outside of the Community Center. Staff will call for speakers waiting within the Community Center or outside to ensure a safe and orderly hearing.
- The public is invited to submit public hearing comments in advance of the meeting utilizing the Town's online submission form <https://www.cognitoforms.com/TownOfRolesville/townofrolesvillepubliccommentssubmissionform>. Please indicate for which hearing the comment is being made. Online comments will be accepted until 5:00 p.m. on Monday September 28, 2020.

Town of Rolesville Planning Board meetings are livestreamed and may be viewed on the Town of Rolesville YouTube channel: <https://www.youtube.com/user/townofrolesville>

## **AGENDA**

### **A. CALL TO ORDER**

1. Pledge of Allegiance
2. Invocation
3. Approve the August 24, 2020, Planning Board meeting minutes
4. Approve the August 25, 2020 Special Joint Work Session meeting minutes

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting please contact the ADA Coordinator.

5. MA 20-01 Hopper Communities, UDO Map Amendment to zone 91.39 acres located at 1801 Rolesville Road and 6301 Mitchel Mill Road from Wake county residential 30 Zoning District (R30) to Rolesville Residential 3 Conditional Zoning District (R3-CZ).
6. PR 20-01 The Point – Phases 1-10, & 14 Preliminary Subdivision Plat review for at 900 E Young Street for 804 residential lots on a total of 264.27 acres.
7. PR 20-04 The Preserve at Jones Dairy (Central) Preliminary Subdivision Plat review at Jones Dairy Road and Averette Road for 255 residential single-family lots on four parcels for a total of 89.02 acres.
8. PR 20-02 The Preserve at Jones Dairy (North) Preliminary Subdivision Plat review at off of Averette Road, between of Perry Farms and Elizabeth Springs subdivision for 136 residential single-family lots on two parcels for a total of 4917 acres.
9. Planning Director's report
  - a. Consider scheduling a special meeting for review and recommendation for the proposed Town Center (TC) Zoning Text Amendment
  - b. Request for two Planning Board members for the UDO Update Steering Committee.
  - c. UDO Text Amendment 20-01 Residential 3 Zoning District adding single-family dwellings as permitted use, approved on September 15, 2020.
  - d. Development Activity Report
10. Town Attorney's report
11. Other business
12. Adjournment

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